WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162650 DEEDWARR
07/25/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,391.05
20240725-0056417

File #24-PA-0487-BM

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $916,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabriel Ervin and Jessica Rallo	**Banterra Bank**	
(NAME)	(NAME)	**160 04 0 027.00**
487 Oakley Drive	**PO Box 310**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Marion, IL 62959**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

THOMAS MCLAUGHLIN, A MARRIED PERSON, AND EMILY R. MCDANIEL, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GABRIEL ERVIN, AND JESSICA RALLO, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being all of Lot No. 181 on the PLAN OF BRENTWOOD HALL SECTION VI, as shown by plat and survey of record in Plat Book 2331, Page 20, Register's office Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Thomas McLaughlin and Emily R. McDaniel, husband and wife, by Warranty Deed from David Criswell, of record in Instrument No. 20230223-0012717, in the Register's Office of Davidson County, Tennessee, dated February 21, 2023 and recorded on February 23, 2023.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BRENTWOOD HALL SECTION VI, as recorded in Plat Book 2331, Page(s) 20.
*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2393, Page 339.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 487 Oakley Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th day of July, 2024.

Thomas McLaughlin

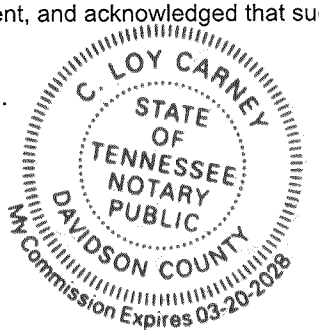
Emily R. McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2024, before me personally appeared Thomas McLaughlin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of July, 2024.

Notary Signature
My commission expires:

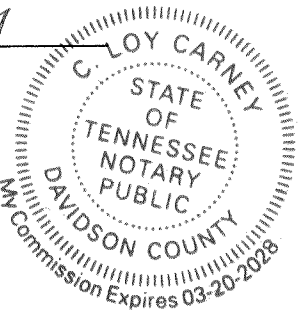


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2024, before me personally appeared Emily R. McDaniel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of July, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, Pam Autry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 24 day of July, 2024.

Affiant Signature

Date 7/24/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

